

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/16A GLAZEBROOK STREET BALLARAT EAST VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Ballarat East

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

76 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350	\$660,000	28-Feb-25
3 EAST STREET NORTH BAKERY HILL VIC 3350	\$665,000	29-Oct-25
104 NELSON STREET BALLARAT EAST VIC 3350	\$640,000	12-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 December 2025

McGrath

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76 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350

4 2 1

Sold Price

\$660,000

Sold Date

28-Feb-25

Distance

0.6km



3 EAST STREET NORTH BAKERY HILL VIC 3350

3 2 -

Sold Price

\$665,000

Sold Date

29-Oct-25

Distance

0.63km



104 NELSON STREET BALLARAT EAST VIC 3350

3 1 1

Sold Price

\$640,000

Sold Date

12-Sep-25

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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